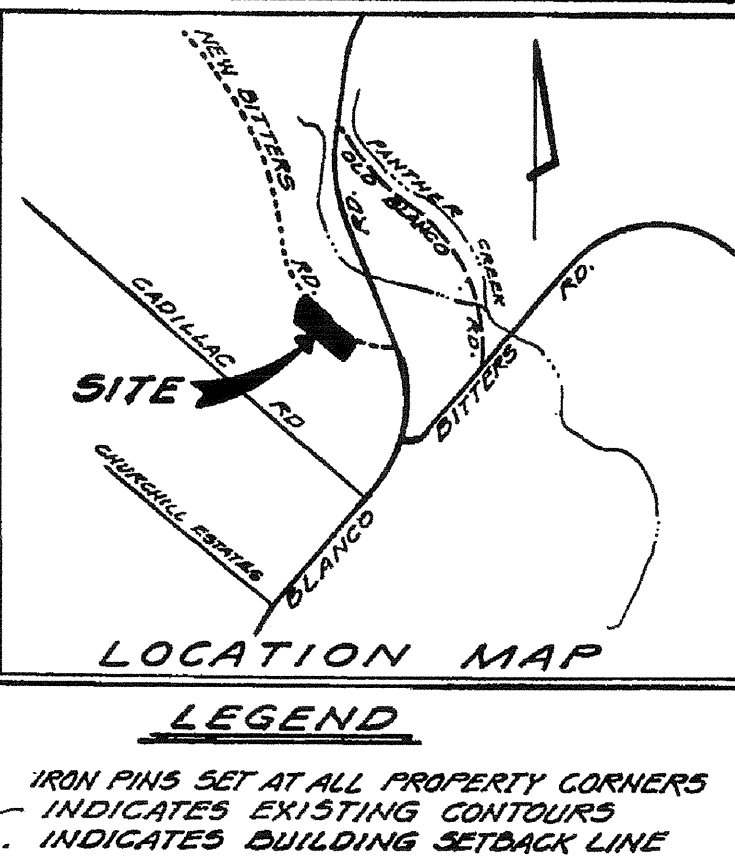


CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS 11 DAY OF Sept. 1985
ATTEST
J. R. Bancroft
COUNTY JUDGE, BEXAR COUNTY, TEXAS
COUNTY CLERK, BEXAR COUNTY, TEXAS

CURVE DATA				
NO.	DELTA	RADIUS	TANGENT	LENGTH
1	7°11'18"	1243.00'	78.08'	155.95'
2	24°24'48"	1243.00'	268.89'	529.63'
3	18°58'30"	1243.00'	207.73'	411.05'

GEORGE W. MUERY SERVICES, INC.
SAN ANTONIO, TEXAS 512-842-8848



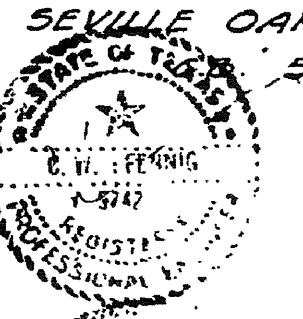
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF AUGUST
A.D. 1985
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ROBERT CALLAWAY CORP.
OWNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Robert Beckholt, V.P.
KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF July
A.D. 1985
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



SUBDIVISION PLAT ESTABLISHING
MILESTONE SUBD. UNIT-B
BEING A 22.015 ACRE TRACT OF LAND OUT OF THE
J.R. BANCROFT SUR. 82, C.B. 4979, H. JEFFERS SUR.
82, C.B. 4978, AND ALSO BEING OUT OF THE
817.877 ACRE TRACT FROM THE ESTATE OF
ELIZABETH NAYLOR MORTON, BEXAR COUNTY,
TEXAS.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF MILESTONE SUBD. UNIT-B HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 14th DAY OF September A.D. 1985
BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

AMENDED IN: VOL. 9521 PG. 98



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
David A. Casanova
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF AUGUST
A.D. 1985
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, [Signature] COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE
ON THE 13th DAY OF November
A.D. 1985 AT 8:11 AM AND DULY RECORDED THE 13th DAY OF November
A.D. 1985 AT 12:40 PM IN THE RECORDS OF Deeds & Plats
OF SAID COUNTY, IN BOOK VOLUME 9521 ON PAGE 55
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 13th
DAY OF November A.D. 1985

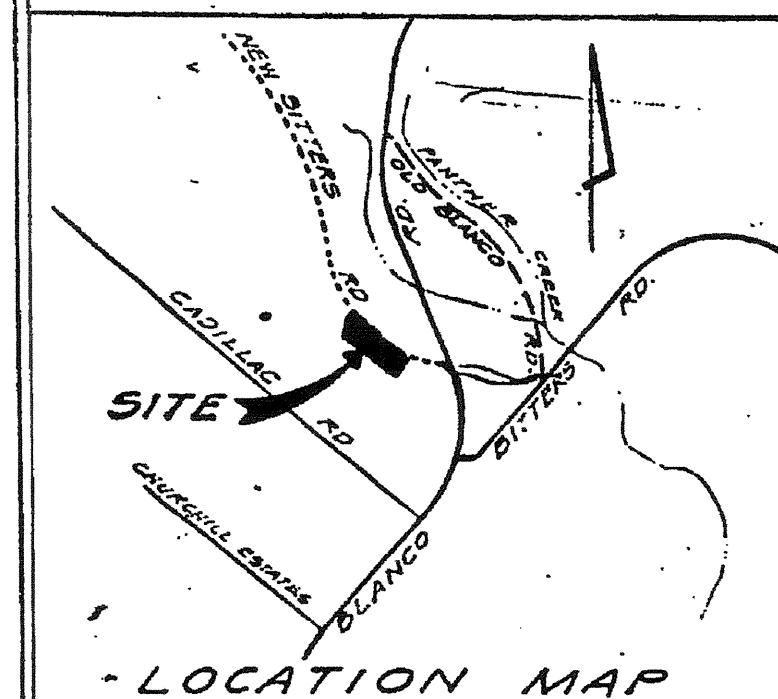
VOL. 9521
SHT. 1 OF 1
55

VRP # 04-12-031

PAPE-DAWSON ENGINEERS

TANGENT DATA	
T-1	N 49° 09' 25" W 43.11'
T-2	N 20° 50' 35" E 49.00'
T-3	N 49° 09' 25" W 4.00'
T-4	S 20° 50' 35" E 2.00'
T-5	N 49° 09' 25" W 17.05'
T-6	N 20° 50' 35" E 47.00'
T-7	N 49° 09' 25" W 28.86'
T-8	N 20° 50' 35" E 50.00'
T-9	S 49° 09' 25" E 38.45'
T-10	N 20° 50' 35" E 12.19'
T-11	N 49° 09' 25" W 16.41'
T-12	S 20° 50' 35" E 30.60'
T-13	S 20° 00' 40" E 43.03'
T-14	S 20° 00' 40" E 43.63'
T-15	N 49° 09' 25" W 44.05'
T-16	S 53° 30' 00" W 216.82'
T-17	S 53° 30' 00" W 164.72'
T-18	S 53° 30' 00" W 155.50'
T-19	N 40° 50' 35" E 251.26'
T-20	N 20° 50' 35" E 50.94'

PLAT No. 890145



AREA BEING AMENDED AS AUTHORIZED BY SECTION 35-4253 (2) (8) IN THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE/CHAPTER 35, TO RELOCATE A LOT LINE IN ORDER TO CURE AN INADVERTENT ENCROACHMENT OF A BUILDING OR IMPROVEMENT ON A LOT LINE OR AN EASEMENT.

CURVE DATA				
NO.	DELTA	RADIUS	TANGENT	LENGTH
1	10° 58' 30"	1243.00'	207.73'	411.65'
2	24° 24' 48"	1243.00'	268.89'	529.63'

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Donald J. Overly
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF May
A.D. 19 1989

Donna E. Doughtie
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER - COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

HOME HOLDINGS INCORPORATED

OWNER By: *[Signature]*
By: *H. J. Catness*
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *JEFF ONE and Hil Contreras*, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF May
A.D. 1989

Quinn J. Wright
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

AMENDING PLAT OF MILESTONE SUBD. UNIT-B

THIS PLAT AMENDS LOTS 2 AND 3 OF THE PLAT PREVIOUSLY RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOLUME 9521, PAGE 55.

The Amendments are as follows:

- On Lot 2, the west line of the drainage easement was changed from N 40° 50' 35" E - 237.26 feet, to N 40° 50' 35" E - 18.80 feet, S 49° 09' 25" E - 9.00 feet, N 10° 40' 51" E - 11.10 feet, N 37° 01' 44" E - 35.03 feet, N 37° 01' 44" E - 35.03 feet, N 32° 20' 40" E - 43.00 feet, N 67° 00' 11" E - 14.42 feet and N 40° 50' 35" E - 101.75 feet.
- The north line of the drainage easement that goes through Lot 2 and Lot 3 was changed from S 53° 30' 00" W - 236.82 feet, N 00° 00' 40" E - 640.85 feet to N 53° 30' 00" E - 83.27 feet, N 50° 30' 00" E - 122.54 feet, N 71° 54' 22" E - 62.43 feet, N 00° 10' 14" E - 182.20 feet, N 73° 43' 34" E - 82.48 feet, S 77° 28' 18" E - 63.60 feet and S 00° 00' 40" E - 216.85 feet.
- The south line of the drainage easement, which is the same north line of the 16.0' sanitary sewer easement, was changed from S 53° 30' 00" W - 184.72 feet, S 00° 00' 40" E - 435.03 feet, to S 53° 30' 00" W - 155.50 feet, S 00° 00' 40" E - 35.60 feet, and S 00° 00' 40" E - 297.13 feet.
- The south line of the 16.0' sanitary sewer easement that goes through Lot 2 and Lot 3 was changed from S 53° 30' 00" W - 155.50 feet, S 00° 00' 40" E - 435.03 feet to S 53° 30' 00" W - 155.57 feet, S 00° 00' 40" E - 35.60 feet and S 00° 00' 40" E - 230.44 feet.

5. ADDED N.C.B. 17859 TO LOT 2 AND LOT 3;

THIS PLAT OF AMENDING PLAT OF MILESTONE SUBD. UNIT-B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 29th DAY OF NOVEMBER A.D. 19 89

[Signature]
CHAIRMAN
[Signature]
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Donald J. Overly
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF May
A.D. 19 1989

Donna E. Doughtie
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5th DAY OF January A.D. 1990 AT 3:40 P.M. AND DULY RECORDED THE 8th DAY OF January A.D. 1990 AT 10:21 A.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY.
IN BOOK VOLUME 9521 ON PAGE 98

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF January A.D. 1990

Christine P. Oprea
COUNTY CLERK, BEXAR COUNTY, TEXAS

VOL. 9521

VRP # 04-12-031



file ✓

City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # 04-12-031
Assigned by city staff

Date: Dec. 9, 2003

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: ROBERT RICHARDSON

Phone: (214) 987-9908 Fax:

(214) 368-8375

Address: 5949 SHERRY LANE, STE 1225, LB-3, DALLAS, TX Zip code: 75225

Engineer/Surveyor: DENHAM-RAMONES ENG Phone: 495-3100 Fax: 495-3122

Address: 13424 WEST AVE, SAN ANTONIO, TX Zip code: 78216

1. Name of Project: MILESTONE "B"
2. Site location or address of Project: ON BITTERS ROAD WEST OF
BLANCO
3. Council District 9 ETJ Over Edward's Aquifer Recharge? () yes ☒ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.
TO BUILD MULTI FAMILY DWELLINGS
5. What is the date the applicant claims rights vested for this Project? 11-13-1989
6. What, if any, construction or related actions have taken place on the property since that date?
PLAT WAS RECORDED AND APARTMENT PROJECT WAS CONSTRUCTED

ON Lot 2

Permit File # _____

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

• Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• Approved Plat

Plat Name: MILESTONE "B" Plat # N/A Acreage: 12.85 Approval

Date: _____ Plat recording Date: 11-13-89 Expiration Date: _____ Vol./Pg. 9521/55

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• Other

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Robert Richardson Signature: [Signature] Date: 12/9/03

Sworn to and subscribed before me by ROBERT RICHARDSON on this 9th day of DECEMBER in the year 2003, to certify which witness my hand and seal of office.



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: # 04-12-031 Resubmitted

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Planning Department decide this application in the following manner:

☐ Approval

☐ Disapproval

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Planning Department.

Reviewed By: _____ Date: _____
Assistant City Attorney

Comments: My "gut" feeling is that applicant is confused in answer to #6
in that I think this property has not had any thing built on it (Lot 1 C.B.4979)
BUT I ask that that be verified before approval.

IF property has not had any project on it since the platting,
my recommendation is for "approval as of 11-13-1989 for a multifamily
townhouse project with no more than 9 units per acre to be built on LOT 1 CB 4979



Permit File # 04-12-031

Luis M. Ramones
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: MDL

Date: 11/24/04

Comments: "NO ACTION" 12/22/03

~~Project may have Vestal Rights, but
Attorney needs to know exactly where
the project is to be built, (Lots 1, 243?)
and what the project is "Multi-Family
dwellings" (C. Apartments, Townhouses, Duplexes?)
and how many are intended?~~

As per City Attorney
AS OF 11-13-09 FOR
LOT 1, CB 4979 for a
multifamily Townhouse project with
no more than 9 units per lot
to be built on Lot 1, CB 4979

04 JAN -9 AM 8:55
CLERK OF PLANNING
OFFICE OF DIRECTOR

REGENT ASSET MANAGEMENT
5949 SHERRY LANE, SUITE 1225
DALLAS, TX 75225
(214) 987-9908

COMPASS BANK
DALLAS, TX 75208
88-744/1119

2989

12/8/2003

PAY TO THE
ORDER OF City of San Antonio

\$**160.00

One Hundred Sixty and 00/100*****

DOLLARS



City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

MEMO

BD RC

MP

⑈002989⑈ ⑆111907445⑆ 71369358⑈

REGENT ASSET MANAGEMENT

City of San Antonio

12/8/2003

2989

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
12/08/2003	Bill	BittersProprety-VRP	160.00	160.00		160.00
				Check Amount		160.00